

Narrative

General Information

County Name: Randolph

Person Performing Ratio Study: George Caster and Charles Ward

Sales Window (e.g. 1/1/20 to 12/31/20): 1/1/20 to 12/31/20

Groupings

Please see the attached spreadsheet titled “2021 Neighborhood Groupings by Township – Randolph County.”

These groupings have been made in accordance with DLGF, IAAO Guidelines as well as generally accepted appraisal practices. You will find that some of these neighborhoods have not been grouped together because of no similar groupings exist and combining them for purposes of trending would not adhere to generally accepted appraisal practices.

We have grouped three townships that make up the northern portion of the county, Franklin, Jackson and Ward townships. Their makeup is mostly rural residential, aside from Ridgeville and Saratoga. These townships are very similar and are affected by the same market conditions as well as being contiguous.

We have also grouped Greensfork and Washington townships together. These townships are contiguous and are impacted by the same market forces as one another. Again, these townships are mostly rural residential properties with the exception of Lynn.

Our last grouping of note is for our commercial property. We have two groupings, White River and Countywide. Neither grouping contained enough sales to perform a trend adjustment.

AV Increases/Decreases

The following is a list of any townships that either increased or decreased by more than 10% in total AV from the previous year within the major property classes.

Property Type	Townships Impacted	Explanation
Commercial Improved	Wayne, Ward, Franklin, Green, Stoney Creek & Monroe	Changes to depreciation, changes in use, new construction, removals and upgrades/remodels.
Commercial Vacant	None	N/A
Industrial Improved	Franklin & Monroe	Changes in use, remodels/upgrades
Industrial Vacant	None	N/A
Residential Improved	Stoney Creek	Corrections and changes due to upgrades. New Construction and removals. New splits.
Residential Vacant	Wayne & Franklin	Change in use and property class corrections. New splits.

Cyclical Reassessment

Phase III of the Cyclical Reassessment Review contained a physical inspection of all parcels within Franklin, Green, Stoney Creek and Monroe townships.

The Land order was not completed for the current cyclical reassessment phase. As per our practice, the Land order is completed and applied for Phase I of each cycle. The next Land order is scheduled to complete the land order this year to be applied for phase 1 of the 2022 cyclical reassessment.

Comments

Please see attached for an explanation of Randolph County's effective age and sale review/verification methodology, titled "2021 Effective Year Methodology – Randolph County."